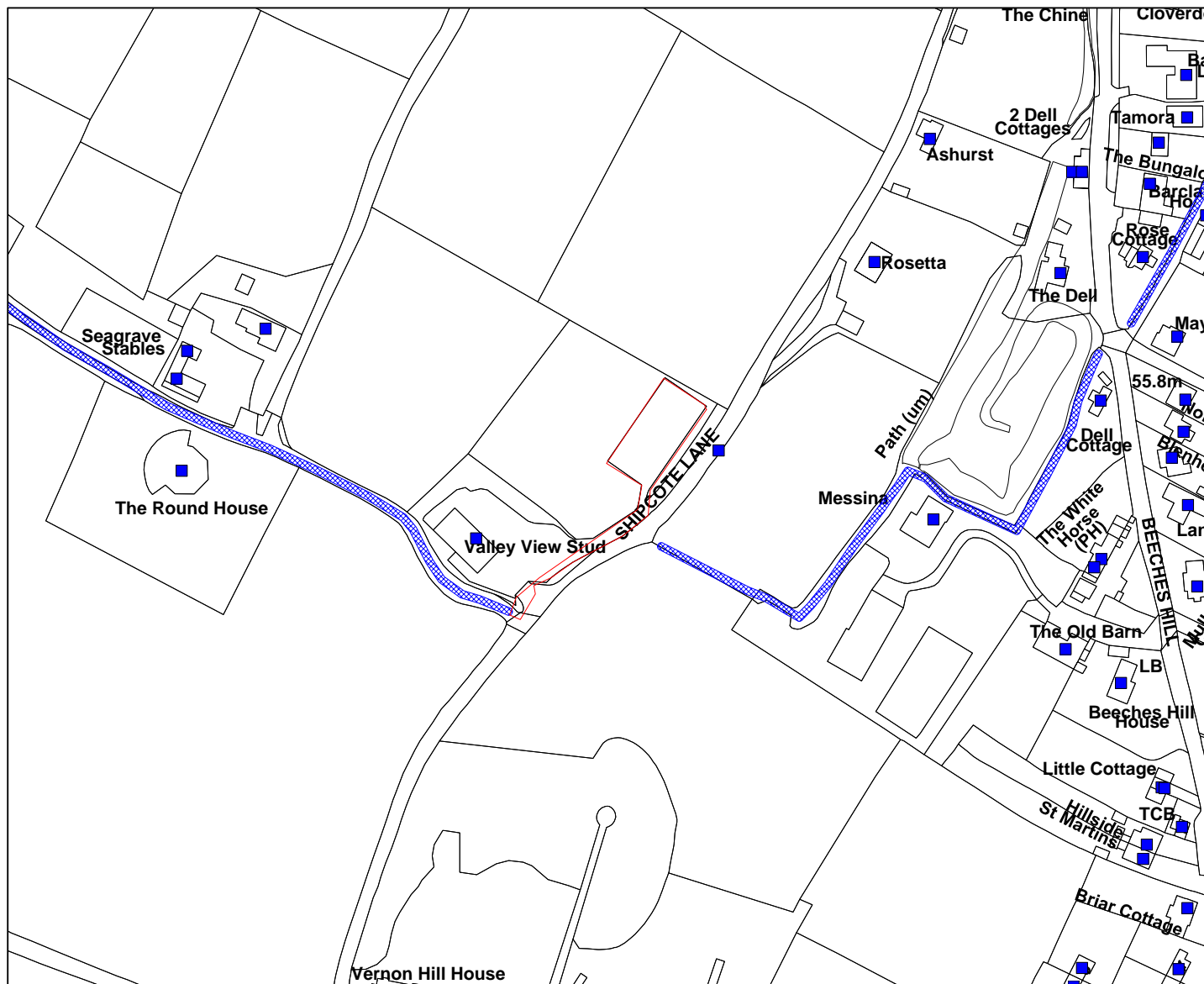


Valley View Stud, Bishops Waltham

10/02610/FUL



Winchester
City Council



Legend

Km 0.05 0.1 0.15 0.2

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	09 March 2011
SLA Number	00018301

Scale:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 10/02610/FUL / W20148/05
Proposal Description: Retention of floodlighting to manège (retrospective) (resubmission)
Address: Valley View Stud Shipcote Lane Bishops Waltham
Southampton Hampshire
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mr Chris Dugmore
Case Officer: Mr Ian Cousins
Date Valid: 11 October 2010
Site Factors: South Downs National Park

Recommendation: Application Refused

General Comments

This application is reported to the Committee because of the number of supporting representations received.

Site Description

The site comprises an area of land measuring approximately 3.6 hectares, situated in the countryside approximately half a mile to the north of the settlement boundary of Bishops Waltham and is within the South Downs National Park.

The site is in equestrian use (a manège), and includes an American barn containing nine loose boxes sited to the south of the site with the manège to the west of the site, with the remaining land being sectioned by post and rail fencing. It is enclosed by hedgerow and shrubbery to the eastern and northern boundaries, with the southern and western boundaries being enclosed by hedgerows, mature trees and shrubbery. The site is in an elevated position, with the land gently sloping away in a southerly direction. There is a close boarded fence, approximately 2m in height, which runs around the north east and north west boundary of the manège.

Proposal

The proposal seeks to retain 6 floodlights to the manège.

Relevant Planning History

06/02063/FUL: Change of use of land to equestrian; erection of stable block with tack room and office - Withdrawn 7th August 2006.

07/00022/FUL: Erection of 9 stables, hay store and tack room and change of use of land to equestrian use - Permitted 14th March 2007.

08/01448/FUL: Construction of manège (part retrospective) - Permitted 29th October 2008.

09/01228/FUL: Variation of Conditions 5 and 6 of planning permission ref: 07/00022/FUL

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

(Change of use of land and buildings to a mixed use of livery and commercial horse breeding and training purposes) - Permitted 26th October 2009.

10/00159/FUL: Retention of floodlighting to manège (retrospective) - Withdrawn 28th April 2010.

Consultations

Landscape Team:

As the site is elevated, with clear and long ranging views eastwards over the National Park, there is a concern that visual impact from the 'sky glow' that would be produced is unacceptable in what should be an "intrinsically dark landscape".

South Downs National Park:

The loss of dark night skies through light pollution is a key issue identified in the statutory South Downs Management Plan, adopted and endorsed by your Council, and Policy 3.1 is to ensure that no developments adversely affect the dark night skies of the South Downs. Accordingly, the SDNP objects to the proposals and asks that the Council takes action to secure the removal of the lights.

Environmental Protection Team:

No adverse comments to make regarding this application.

HCC Ecology: At this site, due to the location and as the manège is set back from the existing hedgerow/treeline, there is no particular concern about the lighting proposed.

HCC Public Rights of Way:

No comments.

Representations:

Bishops Waltham Parish Council: Objects, for the following reasons (see attached referral request):

- This application is contrary to Policy DP3, in that the proposal would have an unacceptable adverse impact on the neighbouring properties.
- The proposal would also have an unacceptable adverse impact on the setting of the South Downs National Park.

7 representations received objecting to the application, on the grounds that the proposal will result in intrusive lighting in the South Downs National Park.

6 representations received supporting the application, on the grounds that the floodlighting is required for the type of livery offered at the site.

Relevant Planning Policy

South East Plan 2009:

C2; C4

Winchester District Local Plan Review

DP3; RT11; CE28

National Planning Policy Guidance/Statements:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

PPS 1 Delivering Sustainable Development
PPS 7 Sustainable Development in Rural Areas
PPS 23 Planning and Pollution Control

Planning Considerations

Principle of development
Impact on character of area and neighbouring properties

Principle of development

Policy RT11 of the Winchester District Local Plan allows for equestrian development in the countryside, providing it does not have an adverse effect upon the appearance of the landscape by the use of inappropriate construction materials, boundary treatments, floodlighting and other infrastructure. It is considered that, given the prominent location of the manège on this elevated site within the South Downs National Park, the use of floodlighting on this particular site is not acceptable, due to the consequent incongruous visual intrusion within an area of countryside that is otherwise naturally dark, particularly during winter months.

Impact on character of area and neighbouring property

The manège which relates to this application received planning permission in October 2008 (ref: 08/01448/FUL), and planning conditions required that it be used solely by the horses stabled on site and that there be no freestanding or fixed floodlighting. The purpose of the imposition of the floodlighting condition was to ensure that the intrinsically dark landscape was not compromised by the illumination of the manège. Further to a site visit undertaken in the dark hours of a clear evening, the site was observed from both within the manège and from distant views. The site was clearly visible from distant views and light spill into the night sky, albeit at a relatively low level, was observed. It is considered that, on an evening where there was low cloud or mist, the halo effect created from the floodlighting would be greatly exacerbated and would result in a prominent and unwelcome feature in the night sky. It is therefore considered that the proposal is detrimental to the South Downs National Park and to the outlook of neighbouring residential properties.

Recommendation

Application Refused, for the following reason:

1. The proposal, by reason of illumination, introduces an unduly prominent and obtrusive feature located on an elevated position that would be detrimental to the visual amenities of this sensitive area of the South Downs National Park and detract from the visual and general amenities of the occupiers of nearby residential properties, and is therefore contrary to Policies DP3, RT11 and CE28 of the Winchester District Local Plan Review 2006 and Policies C2 and C4 of the South East Plan 2009.

Informative

The Local Planning Authority has taken account of the following Development Plan policies and proposals:

Winchester District Local Plan Review 2006: DP3; RT11; CE28

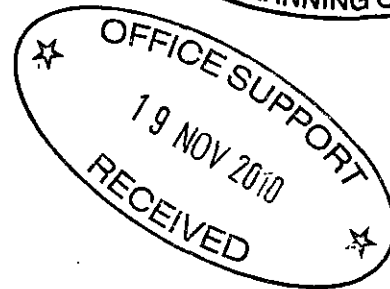
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South East Plan 2009: C2; C4

BISHOPS WALTHAM PARISH COUNCIL

Clerk to the Council: Mrs L Edge
Parish Council Office, The Jubilee Hall,
Little Shore Lane, Bishops Waltham
Southampton, Hampshire. SO32 1ED

Richard Whittington
Winchester City Council
Planning Management
City Offices
Colebrook Street
Winchester
SO23 9LJ



November 17th 2010

Dear Mr Whittington

**Re: Valley View Stud, Shipcote Lane, Bishop's Waltham
10/02610/FUL
W20148/05
Retention of floodlighting to menage (retrospective) (resubmission)**

The Parish Council has considered the above application and sees no reason to change the response given previously to application 10/00159/FUL.

Bishop's Waltham Parish Council **object** to this application on the following grounds:

Application 08/01448/FUL condition 3 "No floodlighting, whether free standing or affixed to an existing structure, shall be provided on the site at any time."

Reason: in the interests of the amenities of the locality.

This application is contrary to Policy DP3 in that the proposal would have an unacceptable, adverse impact on the neighbouring properties.

The proposal would also have an unacceptable, adverse impact on the setting of the South Downs National Park.

The Council would request that this application is considered by the Committee for the reasons given.

Yours sincerely

Mrs Lindsay Edge
Clerk to the Council

Please return this form to the Case Officer, **Mr Rob Riding**.

From: **Bishops Waltham Parish**

Case No: **10/02554/FUL**

Closing Date for comments:

29 November 2010

Location: **Ridgemean Lodge Free Street Bishops Waltham Southampton Hampshire
SO32 1EE**

Proposal; **(HOUSEHOLDER) Erection of a single storey timber framed conservatory**

Comments:

No comment.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Management if this section completed)

Signed: _____

Date: 17.11.10

Please return this form to the Case Officer, **Mr Rob Riding**.

From: **Bishops Waltham Parish**

Case No: **10/02615/FUL**

Closing Date for comments: **24 November 2010**

Location: **49 Siskin Close Bishops Waltham Southampton SO32 1RP**

Proposal: **(HOUSEHOLDER) Two storey side extensions**

Comments:

Regret loss of 3 bedroom affordable dwelling + garage.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Management if this section completed)

Signed: _____

Date: 17.11.10